



## **PLANNING COMMISSION AGENDA**

**October 9, 2017**

**6:00 P.M**  
**City Hall**

### **I. ANNOUNCEMENTS:**

---

### **II. MINUTES:**

Approval of the **September 11, 2017** Planning Commission Meeting Minutes  
Approval of the **September 18, 2017** Planning Commission Workshop Minutes  
Approval of the **October 6, 2017** Pre-Planning Commission Minutes

---

### **III. PUBLIC HEARING-SWEARING IN:**

*"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer, "I do".*

---

### **IV. PUBLIC HEARING-CONSENT ITEMS:**

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

#### **A. PC17-740PFCP, Preliminary Forest Conservation Plan, West Park Village**

The Applicant is requesting approval of a revision to the previously approved preliminary forest conservation plan for the West Park Village mixed use community.  
**(NAC #8)(Reppert)**

---

**V. CONTINUANCES**

**B. PC17-719ZTA, Text Amendment, Section 405, Bulk and Dimensional Requirements, Building Heights**

Staff is seeking a 30 day continuance to the November 13, 2017 Planning Commission meeting. (Collard)

**VI. MISCELLENEOUS**

**C. PC17-806PCM, Fence Modification, Waverley View**

The Applicant is requesting to amend the conditions of approval for a modification to Section 821 of the Land Management Code (LMC) entitled, *Fences, Walls, and Hedges* to construct fencing beyond the front facades of dwelling units in a residential zoning district along Shookstown Road and Waverley Drive. (NAC #5)(Reppert)

**VII. NEW BUSINESS:**

**D. PC14-1038FSI, Final Site Plan, Lot 16 Monocacy Blvd**

The Applicant is requesting final site plan approval for the construction of a 14,280 square foot shopping center at the corner of Monocacy Blvd. and Laurel Wood Way.

The Applicant is also requesting modifications to Section 605 of the LMC entitled, *Landscaping Standards*, and Sections 607, *Parking and Loading Standards*, and 863, *Shopping Center Standards*. (NAC#4)(Collard)

**E. PC15-992FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Lot 16 Monocacy Blvd.**

The Applicant is requesting approval of combined forest stand delineation and preliminary forest conservation plan associated with the final site plan for the development of a shopping center at the corner of Monocacy Blvd and Laurel Wood Way. The Applicant is proposing to mitigate through onsite plantings. (NAC#4)(Collard)

**F. PC17-524FSI, Final Site Plan, 499 W Patrick Street**

The Applicant is requesting final site plan approval for the construction of a four story-multifamily residential building containing 42 units at the corner of W. College Terrace and W. Patrick Street.

The Applicant is also requesting a modification to Section 601 of the Land Management Code (LMC), entitled *Access Management*, and a recommendation from the Planning Commission to the Mayor and Board of Aldermen for a waiver of the parkland dedication requirements of Section 608. (NAC #9)(Butler)

**G. PC16-248PSU/PC16-249FSI, Combined Preliminary Subdivision Plat and Final Site Plan, Kellerton Land Bay B**

The Applicant is requesting approval of a combined preliminary subdivision plat and final site plan for Land Bay B of the Kellerton Planned Neighborhood Development (PND). The plan proposes 164 single family detached dwelling units and 147 townhouse units for a total of 311 units and also includes 32 acres of open space and 22.5 acres of public parkland dedication.

The Applicant is also requesting modifications to the following sections of the Land Management Code Section 605, *Landscaping Standards*, Section 1113, *Landscaping Plan*, Section 611, *Street Improvement Standards*, and Section 803, *Accessory Structures* as well as a recommendation to the Mayor and Board for forest conservation easements within lands to be dedicated as City parkland. (NAC #1)(Bogdan)

**H. PC17-699ZTA, Zoning Text Amendment, Section 608, Parks and Open Space, Infill Development**

Staff is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 608 of the Land Management Code (LMC) for the purposes of amending the fee in lieu of parkland dedication requirement for properties in the downtown zoning districts. (Collard)

---

*A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at [www.cityoffrederick.com](http://www.cityoffrederick.com). The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at [www.cityoffrederick.com](http://www.cityoffrederick.com). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.*